



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
The Club at Brickell Bay Plaza Condo. Assn., Inc. ("Condominium Association")
(as of January 2025)

Q: What are my voting rights in the Condominium Association?

A: The owner or owners of each Unit are collectively entitled to one vote as a member of the Condominium Association with respect to matters requiring or permitting the vote of Unit Owners, which vote shall be cast in accordance with the Condominium Association's Declaration of Condominium, Articles of Incorporation and By-Laws, as may be amended. All votes have equal weight in deciding issues.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: The use and occupancy of a Unit is subject to various restrictions set forth in the Condominium Association's Declaration of Condominium and in the Rules and Regulations ("Rules") including parking, maintaining your Unit; making any repairs; replacements or alterations of Units, the common elements or to any outside or exterior portion of the building; improper uses of the Units; nuisances and pets. For these and other restrictions refer to Paragraphs 6, 10 and 11 of the Declaration of Condominium and the Rules and Regulations of the Condominium Association.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: When a Unit is leased, a tenant shall have all use rights in the association property and those common elements otherwise readily available for use generally by Unit Owners and the unit owner shall not have such rights except as a guest, unless such rights are waived in writing by the tenant.

Q: How much are my assessments to the Condominium Association for my unit type and when are they due?

A: The maintenance assessment for your unit type is set forth on Exhibit "A" attached hereto and is due on the first of the month. In addition, special assessments may be imposed from time to time by the Board of Directors as necessary. Please review Article 15 of the Declaration and Articles XI and XII of the By-Laws in their entirety for greater details.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: Unit Owners will be members of the Brickell Bay Plaza Master Association, Inc., (the "Master Association") which is established pursuant the Declaration of Master Covenants, Easements and Restrictions for Brickell Bay Plaza ("Master Declaration"). Voting rights in the Master Association are governed by the Maser Declaration, the Master Association's By-Laws and Articles of Incorporation, as may be amended from time to time. Please review the Master Declaration, Master Association's By-Laws and Articles of Incorporation, as may amended from time to time, in their entirety. There are no monthly assessments charged by the Master Association.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$ 100,000? If so, identify each such case.

A: No.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.